

058.C

0001

0526.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

366,900 / 366,900

USE VALUE:

366,900 / 366,900

ASSESSED:

366,900 / 366,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	526
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Owner 1: DOWNEY ELIZABETH

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #526

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HAJJAR CHARLES C -

Owner 2: -

Street 1: C/O HAJJAR MANAGEMENT

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02215

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	366,900			366,900		154004
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

Source:	Market Adj Cost	Total Value per SQ unit /Card:	521.91	/Parcel:	521.9	Entered Lot Size	Parcel ID	058.C-0001-0526.0
						Total Land:		
						Land Unit Type:		

!5176!

USER DEFINED

Prior Id # 1: 154004

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAJJAR CHARLES	57358-374		8/29/2011		231,500	No	No		
ASSAD ANTOINETT	56579-151		3/9/2011	Sub Sale	260,000	No	No		
	19280-148		8/1/1988		127,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	860	Heat App	7,000	7/1/2015				Replace heat pump

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
11/29/2011	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall: 6	- Stucco 10%			OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BRICK				A Kits:	Rating:														
View / Desir: 1	- 1 Bed			Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1988	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 5	- 5th Floor			REMODELING				RES BREAKDOWN							
Const Mod:				% Own: 0.904900014				Exterior:				No Unit RMS BRS FL							
Lump Sum Adj:				Name: 25	- 6040			Interior:				1 3 1 0							
INTERIOR INFORMATION				DEPRECIATION				Additions:											
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Kitchen:											
Prim Int Wall: 1	- Drywall			Functional:				Baths:											
Sec Int Wall:				Economic:				Plumbing:											
Partition: T	- Typical			Special:				Electric:											
Prim Floors: 4	- Carpet			Override:				Heating:											
Sec Floors:				Total: 14.9 %				General:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Totals											
Subfloor:				Basic \$ / SQ: 320.00				1 3 1											
Bsmnt Gar: 1				Size Adj.: 1.35348511															
Electric: 3	- Typical			Const Adj.: 0.78125376															
Insulation: 2	- Typical			Adj \$ / SQ: 338.373															
Int vs Ext: S				Other Features: 40246															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 431089															
% Com Wall				Depreciation: 64232															
				Depreciated Total: 366857															
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 058.C-0001-0526.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: Total Special Features: Total:																			